



## *City of El Paso – City Plan Commission Staff Report*

### **REVISED**

**Case No:** PZRZ16-00003  
**Application Type:** Rezoning  
**CPC Hearing Date:** April 7, 2016  
**Staff Planner:** Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov  
**Location:** 11400 & 11410 Edgemere Blvd.  
**Legal Description:** A portion of Lot 8, Block 6, Hueco View Acres, an addition to the City of El Paso, El Paso County, Texas  
**Acreage:** 5.214  
**Rep District:** 5  
**Existing Zoning:** G-MU (General Mixed Use)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** From G-MU (General Mixed Use) to S-D (Special Development)  
**Proposed Use:** Apartments  
**Property Owner:** Ardent Quest Apartments LLC.  
**Representative:** SLI Engineering, Inc.

#### **SURROUNDING ZONING AND LAND USE**

**North:** C-3/c (Commercial/condition) / Storage Warehouse

**South:** R-3/sp (Residential/special permit) / Single-family dwelling

**East:** R-3 (Residential) / School

**West:** R-3/sp (Residential/special permit) / Single-family dwelling

**PLAN EL PASO DESIGNATION:** G-3, Post-War (East Planning Area)

**NEAREST PARK:** Stanton Heights Park (530 feet)

**NEAREST SCHOOL:** Bill Sybert Elementary School (88 feet)

#### **NEIGHBORHOOD ASSOCIATIONS**

Eastside Civic Association

#### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 22, 2016. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

#### **APPLICATION DESCRIPTION**

The property owner is requesting to rezone the subject property from G-MU (General Mixed Use) to S-D (Special Development) to permit an expansion of the apartment complex and the addition of a new building (39,336 sq. ft. / 36 new units). The request is being made to accommodate the existing apartment complex without a mixed-use development. The proposed property will be used solely for residential purposes. Access is proposed off of Edgemere Boulevard.

#### **Planning and Inspections Department – Planning Division Recommendation**

The Planning Division recommends **approval** of rezoning the subject property from G-MU (General Mixed Use) to S-D (Special Development). The recommendation is based on the compatibility with the surrounding residentially zoned properties and in compliance with the proposed G-3, Post War land use designation in the

East Planning Area Planning Area.

### **Plan El Paso-Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the S-D (Special Development) district is to provide mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

### **COMMENTS:**

#### **Planning and Inspections Department – Planning Division - Transportation**

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

#### **Planning and Inspections Department - Land Development**

No objections to proposed rezoning.

Note:

Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

#### **Planning and Inspections Department – Plan Review**

No objections to the proposed rezoning.

Note: At time of submittal for building permits the project will need to comply with all applicable provisions of the Municipal Code, IBC and TAS.

#### **Texas Department of Transportation (TxDOT)**

Not on a State ROW

#### **Texas Gas Service**

No objections to proposed rezoning.

#### **Sun Metro**

Sun Metro does not oppose this request.

Note:

Bus stop for Route 61 is immediately adjacent to subject property. Recommends coordination take place with Sun Metro Operations to mitigate impacts to transit services.

**El Paso Fire Department**

No objections to rezoning.

**El Paso Police Department**

No objections to rezoning.

**El Paso Water Utilities****EPWU-PSB Comments**

EPWU does not object to this request.

**Water:**

1. There is an existing 12-inch diameter water main that extends along Edgemere Blvd., located approximately 15 foot north of the right of way centerline. This main is available for service.
2. There is an existing 12-inch diameter water main that extends long Lee Dr., located approximately 10 feet east of the right of way centerline. This main is available for service.
3. Previous water pressure tests from fire hydrant # 5761 located at the northwest corner of the intersection of Edgemere Blvd. and Lee Dr. has yielded a static pressure of 44 (psi) pounds per square inch, a residual pressure of 42 (psi) pounds per square inch, and a discharge of 750 (gpm) gallons per minute.

**Sanitary Sewer:**

There is an existing 12-inch diameter sanitary sewer main that extends along Edgemere Blvd. along the northern portion of the right of way. This main is available for service.

**General:**

EPWU-PSB requires a new service application to provide additional services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Stormwater Division**

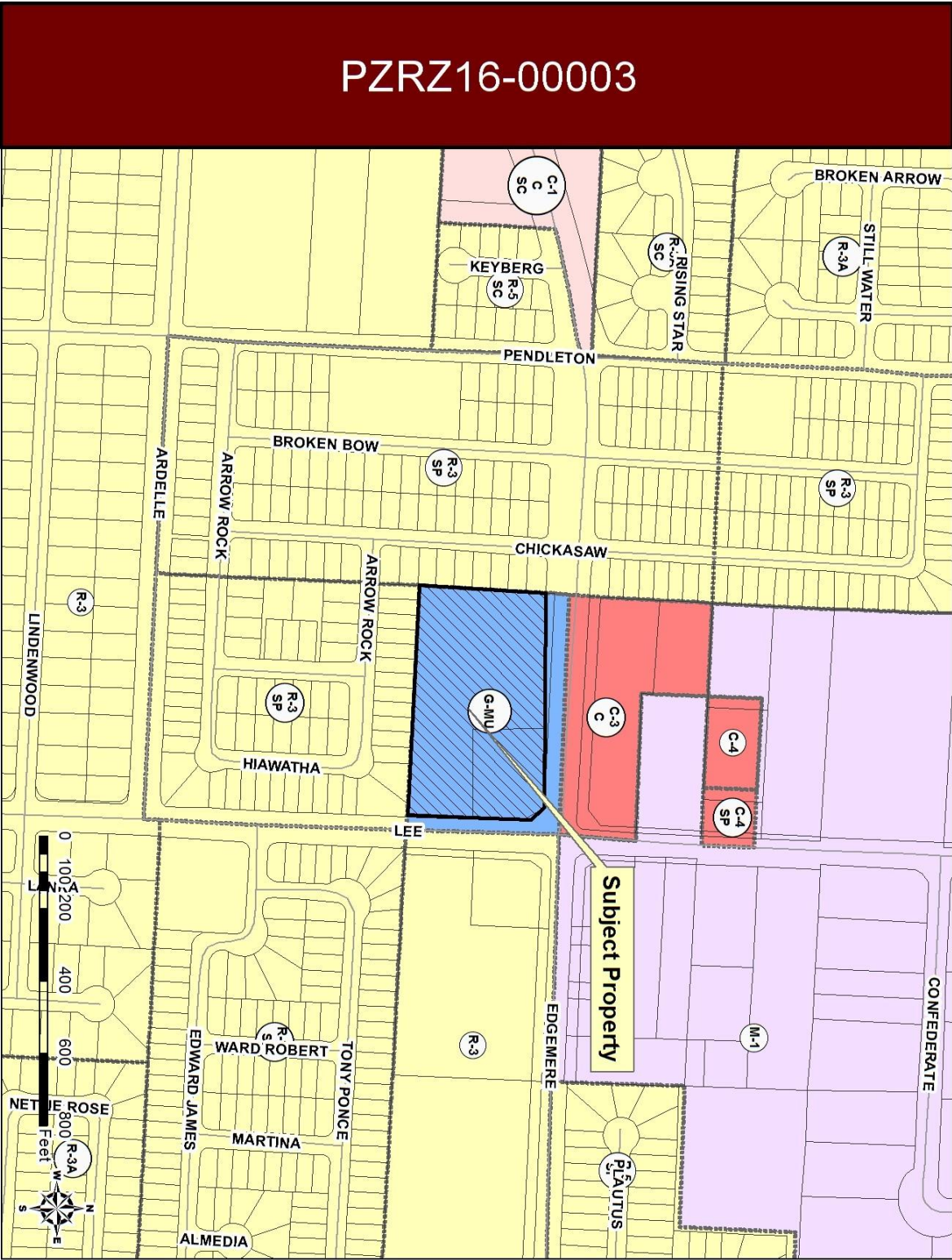
Note:

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current City Ordinance.
2. The developer shall be responsible for the developed stormwater runoff generated by the proposed subdivision; Edgemere Blvd. Street & Drainage Improvement projects did not account for this runoff.
3. You can use principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

**Attachments**

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

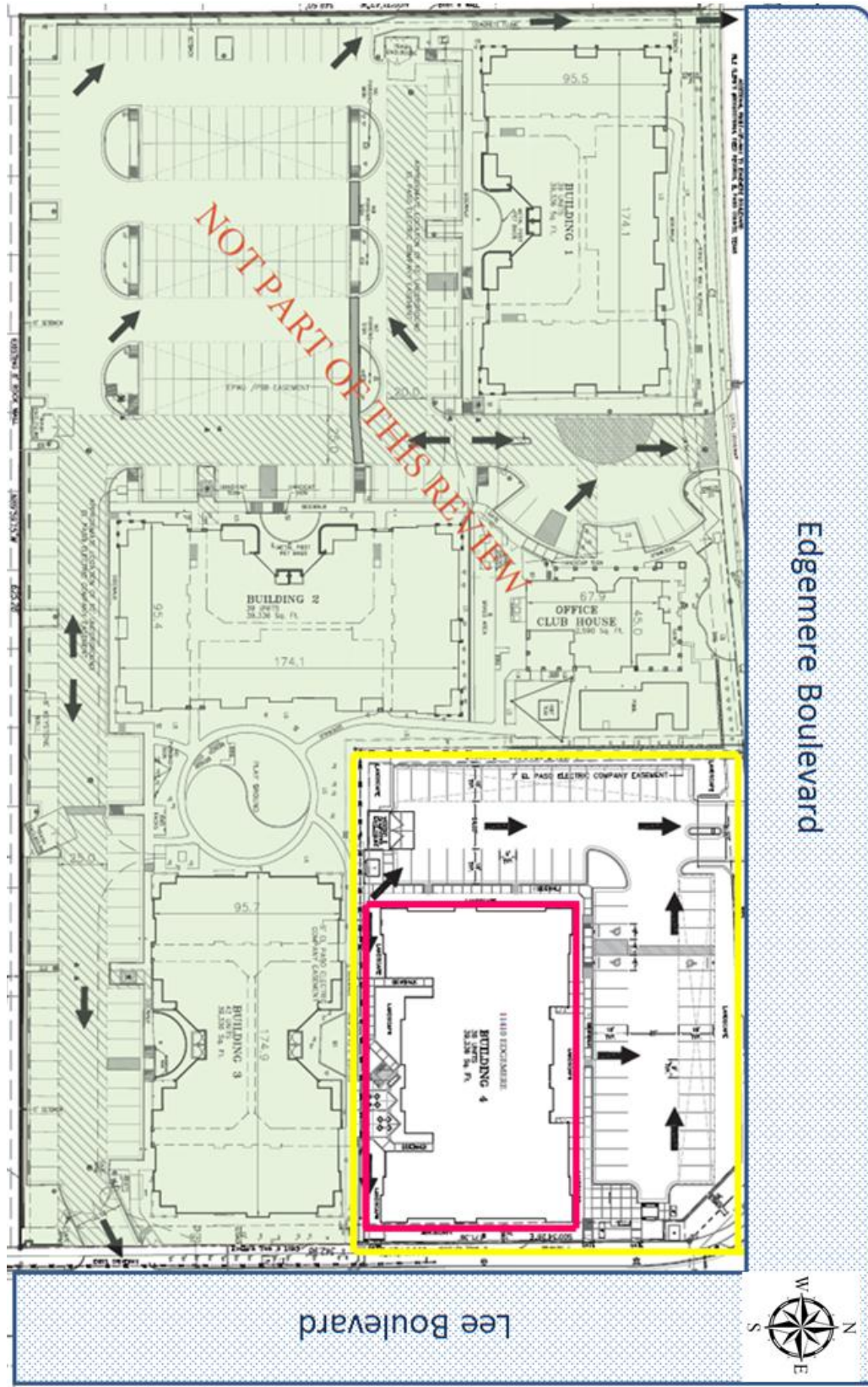
ATTACHMENT 1: LOCATION MAP



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# ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



## ATTACHMENT 4: ELEVATIONS



Elevations		
GM-U	SD	Proposed
No maximum; deter-mined by master zoning plan	45'	46.4'